

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## 73a & 73 High Street, Ashford, Kent, TN24 8SF



### RETAIL INVESTMENT OPPORTUNITY

### FOR SALE

- Two shops totalling 1,793 sq.ft.
- Retail unit producing £18,000 per annum
- 2 x 2/3 bed flats over let on long leasehold basis
- Prominent Town Centre location

**Offers Sought in Excess of: £450,000**

STAFFORD PERKINS

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These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

The shops are located on the southern side of the High Street just east of its junction with Bank Street in the heart of Ashford town centre. This centrally located A2 lock up unit benefits from a double fronted window display within the pedestrianized centre of the town.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

These two-ground floor lock-up retail units have been let to a variety of retail users over the years. The ground floor of 73a High Street is vacant, however, the basement is occupied by a beautician under a short-term licence with a rent of £15,000 per annum being sought for the whole shop. 73 High Street is occupied by an estate agent on a 10 year lease from August 2016 at a rent of £18,000 per annum.

The spacious 2/3-bedroom flats are self-contained and are accessed to the rear of the property, they have been sold on a long leasehold of approximately 125 years with a peppercorn ground rent and a service charge payable of around £1,200 per annum for each flat.

## ACCOMMODATION

### 73a High Street

GF Sales Area 387 sq. ft.

#### Basement:

Kitchen 51 sq. ft.

Store 29 sq. ft.

Consulting Room 207 sq. ft.

Office/Store plus WC 51 sq. ft.

#### Upper Floors:

2/3 bed flat

### 73 High Street

GF Sales Area 625 sq. ft.

#### Basement:

Kitchen 41 sq. ft.

Rear Office/Store 257 sq. ft.

Mid Office/Store 123 sq. ft.

Store plus WC 22 sq. ft.

#### Upper Floors:

2/3 bed flat

## SERVICES

All mains services are connected to the premises.

## BUSINESS RATES

73a High Street has a rateable value of £17,000, and 73 High Street has a rateable value of £21,000. The uniform business rate multiplier for the year 2019/20 is 49.1p.

## TERMS

The freehold interest is available to purchase, offers are being sought in excess of £450,000 for the pair. 73a High Street is available for offers in excess of £200,000 and 73 High Street is available for offers in excess of £250,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

73a High Street has an energy efficiency rating of 74 (Band C). 73 High Street has an energy efficiency rating of 124 (Band E). Full certificate and recommendation report are available on request.

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.